

## Core Documents – Post Appeal Week 1



APP/R3325/W/20/3265558

Updated: 10.06.2021

Document Number	Document Title
<b>Pre-application Documents</b>	
CD 1.01	Pre-application submission – letter
CD 1.02	Pre-application submission – site plan
CD 1.03	Pre-application submission - Illustrative Masterplan
CD 1.04	Pre-application submission – site photographs
CD 1.05	Pre-application submission – summary
CD 1.06	Pre-Application Submission Report from SSDC
CD 1.07	Preliminary Landscape Appraisal (June 2019)
CD 1.08	Transport Statement Scoping Report (July 2019)
CD 1.09	The pre-application email correspondence between the transport consultant and SCC.
<b>Application Documents - 80-unit Scheme</b>	
CD 2.01	Outline planning application form and certificates
CD 2.02	Cover letter
CD 2.03	Planning Statement including Affordable Housing and Community Involvement Statements (Origin3)
CD 2.04	Design and Access Statement (Origin3)
CD 2.05	Site Location Plan (drawing number 19025_200C)
CD 2.06	Illustrative Masterplan 1:1250 (Origin3) (drawing number 19025_406D)
CD 2.07	Parameter Plan for approval (drawing number 19025_600B)
CD 2.08	Arboricultural Impact Assessment and Survey including Tree Plan (Aspect Ecology)
CD 2.09	Heritage Statement (Heritage Collective)
CD 2.10	Agricultural Land Classification Survey (Luscombe May)
CD 2.11	Archaeology Desk Based Assessment (CgMs Heritage)
CD 2.12	Archaeological Written Scheme of Investigation (CgMs Heritage)
CD 2.13	Geophysical Survey (CgMs Heritage)
CD 2.14	Ecological Appraisal including Constraints and Opportunities Plan (Aspect Ecology)

<b>CD 2.15</b>	Energy and Sustainability Statement (Thermal Acoustic Solutions Ltd)
<b>CD 2.16</b>	Landscape and Visual Impact Assessment (David Williams Landscape Consultancy Ltd)
<b>CD 2.17</b>	Flood Risk Assessment and Preliminary Surface & Foul Water Drainage Strategy (Waterman Group)
<b>CD 2.18</b>	Transport Assessment and Traffic Analysis (i-Transport)
<b>CD 2.19</b>	Travel Plan (i-Transport)
<b>CD 2.19A</b>	Travel Plan (i-Transport) (Amended and submitted 18 <sup>th</sup> May 2020)
<b>CD 2.20</b>	Proposed site access layout from A357 for approval (drawing number ITB14408-GA-019A)
<b>CD 2.21</b>	Visibility Splays at Site Access from A357 for approval (drawing number ITB14408-GA-030A)
<b>CD 2.22</b>	Proposed pedestrian footpath to East Street for approval (drawing number ITB14408-GA-031A)
<b>Consultation Responses - 80-unit Scheme</b>	
<b>Statutory Consultees/Public Bodies/Organisations</b>	
<b>CD 3.01</b>	Natural England
<b>CD 3.02</b>	SSDC Environmental Service (POS)
<b>CD 3.03</b>	Designing Out Crime Officer
<b>CD 3.04</b>	CPRE
<b>CD 3.05</b>	South West Heritage Trust
<b>CD 3.06</b>	SSDC Planning Policy
<b>CD 3.07</b>	Abbas and Templecombe Parish Council
<b>CD 3.08</b>	SCC Education Department
<b>CD 3.09</b>	Historic England (11th February 2020)
<b>CD 3.10</b>	SCC Highways (12th February 2020)
<b>CD 3.10A</b>	SCC Highways (7th April 2020)
<b>CD 3.11</b>	SCC Public Rights of Way
<b>CD 3.12</b>	SSDC Environmental Health
<b>CD 3.13</b>	SSDC Strategic Planning (Outdoor Playing Space, Sport & Recreation) <i>(The Council will provide this as it is not loaded on their website correctly)</i>
<b>CD 3.14</b>	SCC Ecologist
<b>CD 3.15</b>	SSDC Affordable Housing

<b>Members of the Public</b>	
<b>CD 3.16</b>	Richard Brunton
<b>CD 3.17</b>	Martin Batchelor
<b>CD 3.18</b>	Mr & Mrs G Scott
<b>CD 3.19</b>	John Grierson
<b>CD 3.20</b>	Jacqui Roberts
<b>CD 3.21</b>	Jeff Carter
<b>CD 3.22</b>	Mrs M Wilson
<b>CD 3.23</b>	G Wilson
<b>CD 3.24</b>	Mary Cuss
<b>CD 3.25</b>	Michael Hodges
<b>CD 3.26</b>	Mr & Mrs T Lane
<b>CD 3.27</b>	Tim Shepperd
<b>CD 3.28</b>	Julian Kingshott
<b>CD 3.29</b>	Mr & Mrs Bissett
<b>CD 3.30</b>	Liz Emslie
<b>CD 3.31</b>	Mr & Mrs Bissett (V1)
<b>CD 3.32</b>	Alan Kerry
<b>CD 3.33</b>	P. Brown
<b>CD 3.34</b>	G. Wilson (V1)
<b>CD 3.35</b>	V. Singleton
<b>CD 3.36</b>	Dr Lawrence Lewis
<b>CD 3.37</b>	Philip Gilmore
<b>CD 3.38</b>	Judith Lane
<b>CD 3.39</b>	Mr & Mrs Foster
<b>CD 3.40</b>	Paul Hawkins
<b>CD 3.41</b>	J. A. Grierson
<b>CD 3.42</b>	Andrew Denton
<b>Application Documents – 76-unit Scheme</b>	
<b>CD 4.01</b>	Formal Request for an Extension of Time (10 <sup>th</sup> March 2020)
<b>CD 4.02</b>	Illustrative Masterplan 1:1250 (Origin3) (drawing number19025_406G)
<b>CD 4.03</b>	Transport Assessment Addendum (23 <sup>rd</sup> March 2020)
<b>CD 4.04</b>	ATC Data (November 2018)

<b>CD 4.05</b>	Confirmation of Extension of time to 1 <sup>st</sup> July 2020.
<b>CD 4.06</b>	Email to SCC Highways (15 <sup>th</sup> June 2020).
<b>CD 4.07</b>	Confirmation of Extension of time to 14 <sup>th</sup> August 2020.
<b>Consultation Responses - 76-unit Scheme</b>	
<b>Statutory Consultees/Public Bodies/Organisations</b>	
<b>CD 5.01</b>	Natural England
<b>CD 5.02</b>	Designing Out Crime Officer
<b>CD 5.03</b>	Historic England (22 <sup>th</sup> April 2020)
<b>CD 5.04</b>	South West Heritage Trust
<b>CD 5.05</b>	Abbas and Templecombe Parish Council
<b>CD 5.06</b>	SCC Highways
<b>CD 5.07</b>	LLFA
<b>CD 5.08</b>	SSDC Environmental Health
<b>CD 5.09</b>	SCC Education Authority
<b>CD 5.10</b>	SCC Education Authority (2)
<b>CD 5.11</b>	Abbas and Templecombe Parish Council (2)
<b>Members of the Public</b>	
<b>CD 5.12</b>	J. A. Grierson
<b>CD 5.13</b>	Jube Lane
<b>CD 5.14</b>	V. Singleton
<b>CD 5.15</b>	TJ Lane
<b>CD 5.16</b>	Sarah Webb
<b>CD 5.17</b>	T Shepperd
<b>CD 5.18</b>	Julian Kingshott
<b>CD 5.19</b>	S A Harwood
<b>CD 5.20</b>	Lisa Coles
<b>CD 5.21</b>	Jason Coles
<b>CD 5.22</b>	Geoffrey Wilson
<b>CD 5.23</b>	Mr & Mrs Bissett
<b>CD 5.24</b>	E J Emslie
<b>Application Documents - 60-unit Scheme</b>	
<b>CD 6.01</b>	Cover letter

<b>CD 6.02</b>	Planning Statement Addendum including Affordable Housing Statement update (Origin3)
<b>CD 6.03</b>	Addendum to Design and Access Statement (Origin3)
<b>CD 6.04</b>	Illustrative Masterplan 1:1250 (Origin3) (drawing number19025_406J)
<b>CD 6.05</b>	Revised Parameter Plan (19025 600C) (Origin 3)
<b>CD 6.06</b>	Arboricultural Impact Assessment Addendum and Revised Tree Protection Plan (Aspect Ecology)
<b>CD 6.07</b>	Heritage Statement Addendum (June 2020) (Heritage Collective)
<b>CD 6.08</b>	Ecological Appraisal Addendum (Aspect Ecology)
<b>CD 6.09</b>	Landscape and Visual Impact Assessment Addendum (June 2020) (David Williams Landscape Consultancy Ltd)
<b>CD 6.10</b>	Flood Risk and Drainage Addendum (Waterman Group)
<b>CD 6.11</b>	Transport Assessment Addendum (i-Transport)
<b>CD 6.12</b>	Travel Plan Addendum (i-Transport)
<b>CD 6.13</b>	Proposed Traffic Calming Scheme on A357 for approval (drawing number ITB14408-GA-039)
<b>CD 6.14</b>	Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 1 of 3 for approval (drawing number ITB14408-GA-040)
<b>CD 6.15</b>	Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 2 of 3. For approval (drawing number ITB14408-GA-041)
<b>CD 6.16</b>	Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 3 of 3 for approval (drawing number ITB14408-GA-042)
<b>Consultation Responses - 60-unit Scheme</b>	
<b>Statutory Consultees/Public Bodies/Organisations</b>	
<b>CD 7.01</b>	SCC Highways (16th July 2020)
<b>CD 7.02</b>	SCC Education Authority
<b>CD 7.03</b>	Historic England (16th July 2020)
<b>CD 7.04</b>	Historic England (16th July 2020) V2
<b>CD 7.05</b>	Abbas and Templecombe Parish Council
<b>CD7.06</b>	Abbas and Templecombe Parish Council (V2)
<b>CD 7.07</b>	SSDC Landscape Consultant
<b>CD 7.08</b>	SSDC Conservation Specialist Antony Garratt (3rd August 2020)

<b>CD 7.09</b>	SSDC Affordable Housing Officer
<b>CD 7.10</b>	SSDC Spatial Planning
<b>CD 7.11</b>	LLFA ( <i>The Council will provide this as it is not loaded on their website correctly</i> )
<b>CD 7.12</b>	SSDC Environmental Service (POS)
<b>CD 7.13</b>	SSDC Strategic Planning (Outdoor Playing Space, Sport & Recreation)
<b>CD 7.14</b>	SSDC Landscape Consultant (12 <sup>th</sup> August 2020)
<b>Members of the Public</b>	
<b>CD 7.15</b>	V. Singleton
<b>CD 7.16</b>	Mr & Mrs Grierson
<b>CD 7.17</b>	A Matthews & G Hamblet
<b>CD 7.18</b>	A Matthews & G Hamblet (V2)
<b>CD 7.19</b>	Julian Kingshott
<b>CD 7.20</b>	Mr & Mrs Bissett
<b>CD 7.21</b>	Richard Brunton
<b>Rebuttals</b>	
<b>CD 8.01</b>	Rebuttal of Consultee Response from Charles Potterton (SSDC Appointed Landscape Consultant) (July 2020) (David Williams Landscape Consultancy Ltd)
<b>CD 8.02</b>	Cover Letter with Landscape Rebuttal (July 2020)
<b>CD 8.03</b>	Rebuttal to objections to 60-unit scheme (24th July 2020)
<b>Delegated Officer Report and Decision Notice</b>	
<b>CD 9.01</b>	Officer's Delegated Report
<b>CD 9.02</b>	SDDC Decision Notice
<b>CD 9.03</b>	Pre Application Response (22 <sup>nd</sup> October 2019)
<b>Appeal Documents (not previously seen by the LPA)</b>	
<b>CD 10.01</b>	Illustrative Masterplan 1:1250 (Origin3) (drawing number19025_SK01 RevH)
<b>CD 10.02</b>	Levels Parameter Plan (drawing number 610)
<b>CD 10.03</b>	Landscape Strategy Plan ((drawing number 0360 L4 RevI)
<b>CD 10.04</b>	Proposed drop kerb tactile paving crossing for approval (drawing number ITB14408-GA-045A)
<b>CD 10.05</b>	ITB14408-GA-031C proposed pedestrian footpath to East Street
<b>Policy Documents</b>	

<b>CD 11.01</b>	The National Planning Policy Framework ( <i>not submitted online - <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a> )</i>
<b>CD 11.02</b>	National Planning Practice Guidance ( <i>not submitted online - <a href="https://www.gov.uk/government/collections/planning-practice-guidance">https://www.gov.uk/government/collections/planning-practice-guidance</a> )</i>
<b>CD 11.03</b>	South Somerset Local Plan 2006-2028 (adopted March 2015)
<b>CD 11.04</b>	South Somerset Local Plan Review (Preferred Options Regulation 18) (June 2019)
<b>CD 11.05</b>	South Somerset District Council Local Plan Review – The Potential for Rural Settlements to be Designated “Villages” (November 2018)
<b>CD 11.06</b>	South Somerset District Council Statement of Community Involvement (September 2018)
<b>CD 11.07</b>	South Somerset District Council Five Year Housing Land Supply Paper (November 2020)
<b>CD 11.07A</b>	South Somerset District Council Five Year Housing Land Supply Paper Addendum (January 2021)
<b>CD 11.07B</b>	South Somerset District Council Five Year Housing Land Supply Paper Addendum (March 2021)
<b>CD 11.08</b>	Planning (Listed Building & Conservation Areas) Act 1990 ( <i>not submitted online -<a href="https://www.legislation.gov.uk/ukpga/1990/9/contents">https://www.legislation.gov.uk/ukpga/1990/9/contents</a> )</i>
<b>CD 11.09</b>	Conservation Principles, Policies and Guidance (English Heritage, April 2008)
<b>CD 11.10</b>	Good Practice Advice Notes 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, March 2015)
<b>CD 11.11</b>	Good Practice Advice Note 3 (GPA3): The Setting of Heritage Assets (Historic England, Second Edition; December 2017) ( <i>document not submitted</i> )
<b>CD 11.12</b>	Guideline for Landscape and Visual Impact Assessments 3rd Edition published by the LI / IEMA in 2013 (GLVIA3)
<b>CD 11.13</b>	Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19 (September 2019)
<b>CD 11.14</b>	National Character Profile Area No: 133 Blackmore Vale and Vale of Wardour taken from the National Character Map of England published by Natural England in April 2014

<b>CD 11.15</b>	Landscape of South Somerset – A Landscape Assessment of the Scenery of South Somerset (October 1993)
<b>CD 11.16</b>	South Somerset District Council Accelerating Delivery of Housing in South Somerset (Three Dragons & Bespoke Property Consultants) (June 2020)
<b>CD 11.17</b>	Landscape Institute Advice Note 01/11 on Photography (March 2011)
<b>CD 11.18</b>	South Somerset Council also published in 1996 (updated in 2006) <i>“Landscape Design – A Guide to Good Practice”</i> .
<b>CD 11.19</b>	South Somerset ‘Peripheral Landscape Studies’ – Templecombe (October 2008)
<b>Relevant Planning Applications, Appeal Decisions and High Court Judgements</b>	
<b>CD 12.01</b>	Appeal Decision APP/R3325/A/13/2196919 Land at Slades Hill, Templecombe
<b>CD 12.02</b>	Decision Notice 18/02738/FUL
<b>CD 12.03</b>	Decision Notice 18/02739/OUT
<b>CD 12.04</b>	SSDC Officer Report on planning application 17/00582/FUL
<b>CD 12.05</b>	Decision Notice 18/03222/OUT
<b>CD 12.06</b>	Decision Notice 19/03409/REM
<b>CD 12.07</b>	Judgement – Barnwell Manor Wind Energy Limited and East Northamptonshire District Council, English Heritage, National Trust, The Secretary of State for Communities and Local Government [2014] EWCA Civ 137 (18 February 2014)
<b>CD 12.08</b>	Judgement – Palmer and Herefordshire Council & ANR [2016] EWCA Civ 1061 (04 November 2016)
<b>CD 12.09</b>	Judgement – Forest of Dean District Council [2016] EWHC 421 (Admin) (04 March 2016)
<b>CD 12.10</b>	City & Country Bramshill Ltd v Secretary of State HCLG & Hart DC & Historic England [2021] EWCA Civ 320
<b>CD 12.11</b>	Appeal Decision APP/Z2830/W/20/3261483 Land east of Waters Lane Middleton Cheney 19 <sup>th</sup> April 2021
<b>Other Relevant Information</b>	
<b>CD 13.01</b>	Natural England email regarding Ramsar Site
<b>CD 13.02</b>	Map of Somerset Levels and Moors Catchment Area
<b>CD 13.03</b>	Email from SCC Minerals and Waste Officer
<b>CD 13.04</b>	CPRE Dark Skies Mapping for Templecombe Area (CPRE website)
<b>CD 13.05</b>	Agreed Transport SOGC
<b>CD 13.06</b>	HLS SOCG
<b>CD 13.07</b>	HEELA Plans/Form



<b>CD 13.08</b>	South Somerset Authority Monitoring Report March 2021
<b>CD 13.09</b>	Addendum Proof of Evidence of Elizabeth Alexander for SSDC (Rcvd 17.05.2021) <a href="https://www.southsomerset.gov.uk/media/4513/amr-2019-2020-v9-final-web.pdf">https://www.southsomerset.gov.uk/media/4513/amr-2019-2020-v9-final-web.pdf</a>
<b>CD 13.10</b>	South Somerset District Council Copy of Completions 20-21 (Rcvd 17.05.2021)
<b>CD 13.11</b>	Somerset West and Taunton Discharge of Conditions Guidance (Not Dated)
<b>CD 13.12</b>	Email from Home Builders Federation Nutrients Update Rcvd 13.05.2021
<b>CD 13.13</b>	Somerset West Phosphates Legal Summary (Somerset West and Taunton Web Page)
<b>CD 13.14</b>	Letter from Mendip, Sedgemoor, South West and Taunton and South Somerset District Council to the Secretary of State 03.12.2020
<b>CD 13.15</b>	SSDC Email Dated 27 <sup>th</sup> May 2021 Regarding Extension of Time Request re Phosphates 27.05.2021
<b>CD 13.16</b>	Somerset Catchment Market Nutrient Credit Scheme – BHA 27 April 2021
<b>CD 13.17</b>	Letter of Response from the Rt. Hon. Christopher Pincher MP for MHCLG
<b>CD 13.18</b>	Update sheet to Mr Orton's POE